



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE MEETING MINUTES

January 7, 2021 – 6:30pm – Village Hall, 10004 New Town Road

Regular Meeting (Virtual Meeting)

AGENDA ITEMS

1. Call to Order

Rohit Ammanamanchi, Planning & Zoning Administrator, called the meeting to order at 6:36pm.

2. Determine Quorum

Mr. Ammanamanchi determined a quorum was present.

Present Virtually: Sherri Albano (*joined 7:05pm*), Dorota Clegg, Malinda Daniel, Jake Fehling, Tim Fincher, John Jones, Will Owens (*joined 7:05pm*), TJ Philbrick

Absent: Michael Lavelle, Councilman Wortman (Council Liaison)

Staff Present: Rohit Ammanamanchi, Austin W. Yow

Staff Present Virtually: Emma Lane (Facilitator)

3. Adoption of the Agenda

MOTION: Dorota Clegg moved to adopt the agenda as presented.

VOTE: The motion passed unanimously.

4. Adoption of the Minutes: 11/5/20

MOTION: Jake Fehling moved to adopt the minutes from 11/5/20 as presented.

VOTE: The motion passed unanimously.

5. Public Comment Period

No comments were given.

UNFINISHED BUSINESS ITEMS

No items were discussed.

NEW BUSINESS ITEMS

TIME STAMP 5:25

1. Adoption of Marvin Heritage District Strategic Plan Committee Rules of Procedure

Austin W. Yow, Village Clerk & Assistant to the Manager, explained that the Village Council recently adopted Rules of Procedure for the Committee. He noted, however, that some amendments and corrections were needed. He distributed updated Rules of Procedure to the Committee members. (*See attached Rules of Procedure, which are hereby incorporated as reference into these minutes*).

MOTION: Dorota Clegg moved to adopt the Marvin Heritage District Strategic Plan Committee Rules of Procedure as presented.

VOTE: The motion passed unanimously.

TIME STAMP 9:35

2. Discussion of Development Finance Initiative (DFI) Draft Economic Feasibility Study

Mr. Ammanamanchi explained that DFI has recently started their feasibility study. He distributed a memo to the Committee members that explained the three development scenarios, including the number of residential units, the amount of commercial square footage, and the amount of parking required for each scenario. (*See attached Memo, which is hereby incorporated as reference into these minutes*). He stated that DFI is expected to have a draft of the results of the analysis ready by early February 2021.

TIME STAMP 21:30

3. Discussion of Properties Needing Special Considerations Regarding Certain Design Parameters

Mr. Ammanamanchi explained that certain properties will need special considerations that will be unable to comply with certain buffer depths, such as the Owens and Vasireddy properties which have existing houses closer to property lines than other properties. He added that such exemptions may need additional considerations for screening to account for the smaller buffer depth.

TIME STAMP 37:50

4. Discussion of Allowable Commercial Uses

Mr. Ammanamanchi briefed the Committee on the results of the survey the Committee completed prior to the November 2020 meeting. He specifically highlighted commercial uses that most of the Committee stated were acceptable. The Committee found the following as acceptable commercial uses in the survey: medical offices, professional services, art gallery/studio, therapeutic services, fitness studio, dine-in restaurant, ice cream or coffee shop, restaurant serving alcohol, brewery/microbrewery, specialty food market, gourmet grocery store, farmer's market, maker space/artisan retail, and small retail sales.

The Committee discussed uses for post offices, non-public office rental space, bars, and music lessons/ sales. The Committee agreed that "non-public office rental space of less than 1,500 square feet" and "music lessons and sales" be added to the list. The Committee unanimously agreed that post offices and bars should not be included on the draft list of recommended uses.

MOTION: Dorota Clegg moved to recommend the draft list of commercial uses to the Village Council.

VOTE: The motion passed unanimously.

TIME STAMP 1:17:20

5. Discussion of Streetscapes and Viewshed Buffers

Mr. Ammanamanchi used Google Maps to show examples of streetscapes and viewshed buffers from other places. The Committee discussed this item in depth. He encouraged the Committee to consider various options for elements that could go in a viewshed buffer, reflect on places they have seen and look out for larger viewshed buffers that do not have parking before this topic is discussed again at a future meeting.

TIME STAMP 1:39:30

6. Discussion of Rear Buffers

Mr. Ammanamanchi acknowledged that this topic was discussed as a part of Item #3. He explained the Village's current screening ordinances, which include requirements or berms, fences, evergreen tree rows, and walls. He encouraged the Committee look for good and bad examples of screening before this topic is discussed again at a future meeting. The Committee discussed this item in depth.

AGENDA ITEMS

TIME STAMP 1:51:45

1. Review of Action Items

- Mr. Ammanamanchi will present the draft list of allowable commercial uses to the Village Council.
- Committee Members will research examples of design factors.

TIME STAMP 1:53:30

2. Committee Comments

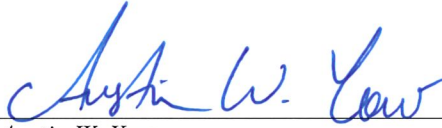
None of the Committee members provided any comments.

ADJOURNMENT

MOTION: Dorota Clegg moved to adjourn the meeting at 8:32pm.

VOTE: The motion passed unanimously.

Adopted: 2-4-21


Austin W. Yow
Village Clerk & Assistant to the Manager
Village of Marvin



**VILLAGE OF MARVIN
MARVIN HERITAGE DISTRICT STRATEGIC PLAN COMMITTEE
RULES OF PROCEDURE**

**ARTICLE 1
ESTABLISHMENT**

- 1-1 The Marvin Heritage District Strategic Plan Committee, having been created by the Marvin Village Council, shall be hereafter referred to as the “MHD SP Committee”.
- 1-2 The MHD SP Committee shall be considered a “public body” and is subject to all rules and regulations for public bodies contained in North Carolina's Open Meetings regulations.

**ARTICLE 2
DUTIES & POWERS**

- 2-1 The primary objective of the Marvin Heritage District Strategic Plan Committee is to create a strategic plan to guide and facilitate the development of the Marvin Heritage District.
- 2-2 The MHD SP Committee shall have the following duties relating to the development of the Marvin Heritage District:
 - 1. To create a strategic plan, consisting of details pertaining to all topics of implementation of the Marvin Heritage District, including but not limited to:
 - a. Zoning
 - b. Traffic Mitigation
 - c. Streetscaping
 - d. Branding
 - e. Business Recruitment
 - 2. To deliberate on these topics and provide recommendations to the Village Council and relevant boards.
 - 3. To coordinate with consultants and provide recommendations on their reports.
 - 4. To incorporate input from public involvement meetings into their discussions.
 - 5. To perform any other related duties as directed by the Village Council.

**ARTICLE 3
APPOINTMENT & TERMS**

- 3-1 The MHD SP Committee shall consist of nine (9) members, all of whom shall be residents or property owners of the Village of Marvin and been duly appointed by the Village Council for duration of the Committee’s work. The Committee is expected to hold meetings through May 2021.
- 3-2 If a vacancy on the MHD SP Committee occurs, the Village Council shall fill the seat.
- 3-3 Members of the Committee must be at least 18 years of age to serve.
- 3-4 Members of the Committee are volunteers and receive no stipend for meeting attendance.
- 3-5 Committee members shall also be entitled to reimbursement for subsistence and travel while attending training workshops or official functions. Reimbursements for subsistence and travel must be preapproved by the Village Manager in accordance with current Village policies.
- 3-6 A new member orientation shall be provided by the Planning & Zoning Administrator and/or the Village Clerk within 60 days of appointment to the Committee.

**ARTICLE 4
ELECTION OF OFFICERS**

- 4-1 The Committee will operate without an elected Chairperson. The Planning & Zoning Administrator will act as a non-voting Parliamentarian to fulfil the duties of a Chairperson.

- 4-2 The Parliamentarian shall decide upon all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the MHD SP Committee during a meeting. At Council meetings, the Parliamentarian shall also be responsible for presenting key actions and recommendations made by the Committee.
- 4-3 The Village Clerk will serve as the non-voting Parliamentarian in the absence of the Planning and Zoning Administrator. During such times, he/she or she shall have the same powers and duties as the Chairperson.

ARTICLE 5 MEETING AGENDAS AND REPORTS

- 5-1 All meetings shall be open to the public. The order of business at regular meetings shall generally be as follows:
1. Call to Order
 2. Determination of Quorum
 3. Adoption of Agenda
 4. Adoption of the Minutes
 5. Public Comment Period
 6. Unfinished Business
 7. New Business
 8. Review of Action Item List
 9. Committee Member Comments
 10. Adjournment
- 5-2 Items of business shall appear on the meeting agenda. By majority vote, the MHD SP Committee may add items for discussion or subtract items from the proposed agenda. The Clerk or Planning & Zoning Administrator may change the order of business at their discretion if it ensures a more effective or efficient order of business for the Committee and/or Committee meeting guests.
- 5-3 Village staff shall prepare a draft agenda which shall be submitted to the Committee at least one week prior to all (regular) meetings. When a special meeting is called, within 48 hours of the meeting time, the draft agenda will be shared with all members as soon as possible.
- 5-4 Village staff shall ensure a report is provided to Committee members for all agenda items requiring action. The staff report should provide background information for the agenda item, detail the action being requested of the Committee, and the party responsible for initiating the request. The staff report shall be distributed by the Clerk.

ARTICLE 6 RECORDING MEETING ACTIONS

- 6-1 All MHD SP Committee meetings are voice recorded. Executive Summary meeting minutes will be prepared. Meeting minutes shall record the names of members present and absent, a record of important facts leading up to a recommendation, every resolution or question acted upon or voted upon by the Committee shall be incorporated into the meeting minutes by a Village staff member. The MHD SP Committee minutes shall be kept in the office of the Village Clerk.
- 6-2 During each Committee meeting, the Village staff shall prepare an "Action Item List" summarizing tasks the Committee, or the staff plans, to address.

ARTICLE 7 RULES OF CONDUCT

- 7-1 Members of the MHD SP Committee serve at the pleasure of the Village Council. The Council may remove any member of the Committee at any time with or without cause. The Council may remove a MHD SP Committee member by majority vote of the Council.
- 7-2 The MHD SP Committee is subject to Volunteer Board Members' Attendance Policy #P-2013-12-01 adopted by Council on December 10, 2013:

Policy #P-2013-12-01

In order for Volunteer Boards to carry out their duties and responsibilities, it is necessary for members to attend the meetings. Members are expected to attend all regular and special meetings of their respective boards. Council understands that on occasion Board Members will have schedule conflicts prohibiting attendance at a meeting; however, those absences should be an occasional event and not reoccurring.

In order to facilitate attendance reports for Council, a staff member will attend all regular and special meetings of all volunteer boards and will record attendance at each meeting. Each quarter, staff will notify the Finance Officer of the attendance record for stipend preparation and will notify the Council in a report presented at a Regular Council meeting.

If a Volunteer Board Member misses two consecutive meetings or four meetings in a six-month period, the Mayor or a Council representative will meet with the Board Chair to determine possible action. Action may involve removal from the Board, to be decided at the next regular Council meeting.

- 7-3 During the MHD SP Committee's public comment period, Committee members shall refrain from responding with opinions or views unless permitted by the presiding officer. However, members may receive and/or seek information pertaining to a case from Village Staff.
- 7-4 The MHD SP Committee is subject to Volunteer Board Members' External Meeting Policy #P-2010-05-02 amended and re-adopted by Council on January 3, 2017:

**ARTICLE 8
MEETINGS**

- 8-1 Meetings of the MHD SP Committee shall be held on a regular monthly schedule at a time and place to be decided by a majority vote of the members of the Committee. Meetings may also be held at any convenient place in the Marvin area if directed by the Planner & Zoning Administrator in advance of the meeting. The time and place of the meetings shall be publicized by a notice displayed on the Village Website and Social Media Platforms. Each member of the Committee shall be notified of meetings by the Village Clerk.
- 8-2 Staff or two active members of the Marvin Heritage District may call for a special meeting. Special meeting notices must be posted by the Clerk in accordance with all requirements specified in NCGS §143-318.12(a). These requirements include, but are not limited to, posting the notice for the public and submitting it to required agencies at least forty-eight (48) hours in advance of the meeting. Public notices must detail the time, place and purpose of the special meetings and must be distributed to all Committee members at least forty-eight (48) hours in advance of the meeting.
- 8-3 A quorum shall be required to open any meeting and to conduct business. A quorum of the Committee is established when a majority of the MHD SP Committee is present, excluding the current number of vacant seats. When quorum cannot be established at a meeting, or when no business items are scheduled for consideration, the Clerk may dispense with the meeting. Written or verbal notice shall be distributed to all members of the MHD SP Committee as soon as possible.
- 8-4 Committee members may participate in meetings remotely by phone or video conferencing technology. Quorum may be established by members present before the remote member can participate in the meeting. Members shall be permitted to participate remotely at any given meeting. Members who are participating remotely shall be permitted to vote.

**ARTICLE 9
VOTING; MEETING CONDUCT**

- 9-1 At the discretion of the Parliamentarian, voting shall be by voice or show of hands. All matters to be voted on by the Committee shall be by a duly made motion.
- 9-2 The Parliamentarian shall have no voting privileges, nor the ability to make motions, but may suggest a motion to aid in the progression of the meeting.
- 9-3 Seconds shall not be required prior to the Committee voting on a motion.

- 9-4 The MHD SP Committee by majority vote shall determine whether to hear a member from the public at any point during the meeting, outside of the public comment period.
- 9-5 A person who interrupts, disturbs or disrupts an official meeting is guilty of a misdemeanor. A person who interrupts a meeting, and is asked to leave the meeting by the presiding officer and refuses is also guilty of a misdemeanor. [NCGS §143-318.17]
- 9-6 A member may not be excused from voting merely due to unwillingness to vote on the issue at hand when no conflict of interest exists. If any unexcused member, abstaining from a vote, shall be counted as providing an affirmative vote.
- 9-7 Notwithstanding paragraph 9-6, a member may be excused from voting on an issue in the following circumstances:
1. When the member has a direct financial interest in the outcome of the matter at hand; or
 2. When the matter at hand involves the member's own official conduct; or
 3. When the member has such close personal ties to an applicant that he/she cannot reasonably be expected to exercise sound and impartial judgment on behalf of the public's interest.
- 9-8 In addition, no member of the MHD SP Committee shall seek to influence a decision, participate in any action or cast a vote in any matter before the Committee, which may result in assets or benefits for the member, the member's immediate family, or a member's business interests.
- If a Committee member believes that he/she may have a conflict of interest on a particular issue, he/she shall declare the nature of such conflict and ask to be excused from voting on the issue related to such conflict. The remaining Committee members, by majority vote, shall determine whether such conflict exists and whether said member may be excused from further deliberations on said matter. If a member is excused from voting, he/she shall remove himself from the meeting table and not participate in any further discussion on said matter.
- 9-9 Excusing a member from voting, due to any reason outlined in section 9-7, shall not constitute an excused absence from the meeting and shall not, in and of itself, disintegrate any quorum that has been established.
- 9-10 Any interested party believing a conflict of interest exists, or any party believing a conflict of interest was undisclosed, may file a complaint with Village Hall. The complaint, alleging an undeclared conflict of interest, may request an appeal of the MHD SP Committee's findings. Any complaint shall be supported by evidence and shall be submitted at a properly convened meeting of the Committee. The MHD SP Committee shall hear all evidence. A majority vote of the remaining members of the Committee shall be required to accept or dismiss whether a conflict of interest existed. Based on the outcome of this decision, the MHD SP Committee should decide whether to withdraw their findings and whether to re-deliberate the original issue.

ARTICLE 10 ADOPTION & AMENDMENTS

- 10-1 These rules shall at all times be consistent with all other ordinances of the Village of Marvin and the State of North Carolina. These Rules, within the limits allowed by law, may be amended by an affirmative vote of a majority of the MHD SP Committee membership. Any such amendment shall be presented in writing at a meeting preceding the meeting at which the vote is taken.

Adopted: _____

Austin W. Yow
Village Clerk & Assistant to the Manager
Village of Marvin

APPENDIX A

RULES OF PROCEDURE FOR ELECTRONIC MEETINGS OF MARVIN VILLAGE COUNCIL

The Village Council of the Village of Marvin, North Carolina, recognizes that Article 33C of Chapter 143 of the North Carolina General Statutes contemplates that official meetings of public bodies, such as the Marvin Village Council, may take place by electronic means. In fact, §143-318.10(d) of the North Carolina General Statutes states that an official meeting can, “mean[s] a meeting, assembly, or gathering together at any time or place or the simultaneous communication by conference telephone or other electronic means of a majority of the members of a public body for the purpose of conducting hearings, participating in deliberations, or voting upon or otherwise transacting the public business within the jurisdiction, real or apparent, of the public body.” The Rules of Procedure for Electronic Meetings are a guide for how Council will conduct meetings featuring electronic participation.

1. Meetings to Which These Rules Apply

These Rules of Procedure for Electronic Meetings (“Electronic Rules”) shall apply to meetings of the Marvin Village Council and to any other public bodies existing under the authority of the Village of Marvin (as such bodies follow Village Council’s rules). The Electronic Rules are supplemental to the Rules of Procedure approved by the Village Council for its meetings. Electronic Meetings can take place for any regular, special, or emergency meeting of the Marvin Village Council, subject to the conditions governing the use of Electronic Meetings.

2. Conditions Necessary for Electronic Meetings

The Village Council agrees that electronic meetings will only be permitted when any of the following entities declare that a state of emergency or a disaster exists in an area including the Village of Marvin: the federal government of the United States of America; the Government of the State of North Carolina through the Governor of the State of North Carolina or other method permitted by Chapter 166A of the North Carolina General Statutes; Union County, North Carolina; or the Village of Marvin, through the Mayor or other methods permitted by Chapter 33 of the Marvin Village Code. The state of emergency declaration or disaster declaration must be related to a distinct event that reasonable persons can agree directly affects the Village of Marvin (for example, a determination that an emergency exists under the National Emergencies Act related to piracy conducted by Somali pirates would not reasonably be related to the Village of Marvin and cannot support use of electronic meetings). If no state of emergency or disaster exists, then the Electronic Rules may not be used.

3. Definition of an Electronic Meeting

An Electronic Meeting is any meeting where one or more members of the Village Council participates through telephonic communication, or a telecommunications application which allows simultaneous communication by multiple parties, or other similar means that allows the members of the Village Council to hold a meeting without all members being physically present in the same room.

4. Notice of Electronic Meeting

If an Electronic Meeting is necessary, a public notice of the electronic meeting shall be sent as part of any notice required by North Carolina General Statutes §143-318.12. The public notice, in addition to the information required by North Carolina General Statutes §143-318.12, shall provide:

- a. The location of the physical meeting (which is where any Councilmembers and Staff able to attend the meeting in person shall gather); and
- b. The location of where a member of the public, member of the media, or others, may listen to the Electronic Meeting in accordance with § 143-318.13 of the North Carolina General Statutes.

The notice shall be provided in the manner required by Article 33C of Chapter 143 of the North Carolina General Statutes. If the Electronic Meeting is being used for any part of a regular meeting that is on the meeting schedule adopted by the Village Council, then the information required above shall be provided in a separate notice to be provided in accordance with Article 33C of Chapter 143 of the North Carolina General Statutes. Any notice provided may also be posted on the Village of Marvin’s bulletin board, website and social media accounts, if possible.

5. Quorum

Councilmembers present in person or electronically, shall be included in the calculation for determining if a quorum exists of the Village Council. If a Councilmember who participates electronically withdraws from the meeting, the rest of the meeting may be completed provided there is still a quorum of the Village Council present either in person or electronically. Any Councilmember withdrawing from the meeting shall no longer be included for purposes of the quorum calculation.

6. Process of Opening Meeting

Immediately prior to opening the meeting, the Mayor, Mayor Pro Tem, or other presiding officer shall communicate with the Councilmember(s) who is (are) participating electronically and ensure that he/she is prepared to go forward. From that time forward until the adjournment of the meeting, the communication line or application shall be kept open. At the start of the meeting, the Mayor, Mayor Pro Tem, or presiding official shall state which Councilmembers are participating electronically.

7. Voting and Discussion

Councilmembers present for the meeting through electronic means are eligible to vote for all items considered by the Village Council during the meeting. However, Councilmembers present for the meeting through electronic means will not be permitted to vote on any quasi-judicial matters coming before the Council. Also, a member voting must indicate verbally with a "yes," "no," "yea," "nay," or "abstain" (when that is permitted) such that the Village Clerk or her designee may record the vote. Prior to taking a vote on any issue, the Mayor, Mayor Pro Tem, or other presiding officer shall inquire of the Councilmembers participating electronically if he or she has been able to adequately monitor the discussion, including comments from the public, if any, and shall allow those Councilmembers to make any comments he or she desires, if they chose to not avail himself or herself of the opportunity to discuss the matter before the vote. However, it is the responsibility of the member to gain the attention of the Mayor or the presiding officer in order to be recognized for discussion. A Councilmember attending through electronic means that withdraws from the meeting without being excused from further attendance shall not be considered an affirmative vote on items before Council. If a Councilmember attending through electronic means becomes disconnected from the meeting, the Councilmember will not be counted as an affirmative or negative vote.

8. Minutes

The minutes of the meeting shall designate the name of each Councilmember who participated electronically, the nature of the electronic communication, and the duration of the Councilmember's participation.

Adopted this the 7th day of April 2020 by Village of Marvin Council for All Advisory Boards.



VILLAGE OF MARVIN

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TO: Marvin Heritage District, Strategic Plan Committee
FROM: Rohit Ammanamanchi, Village Planner
SUBJECT: Update on Development Finance Initiative (DFI) Economic Feasibility Study
DATE: January 6, 2021

Background:

Before embarking on a low-density downtown district, it is important to know whether such a concept would be viable. Therefore, Marvin has hired Development Finance Initiative (DFI) to run an analysis on the given parameters, whether a developer would be able to build with these regulations in the current market, and whether a district with this amount of activity would be successful. Staff has worked with DFI to create 3 Scenarios, which they will plug into their model. Table 1 breaks down the factors of the three scenarios, and Table 2 identifies the maximums of commercial, residential, and minimum parking for each node in the diagram below.

You can explore this interactive map using the link below, or short link if you are unable to click the link:

<https://www.google.com/maps/d/edit?mid=1UUC4K6INJt1YZ2LI-2WmKINY0sv4evz8&usp=sharing>

short link to My Map: <https://bit.ly/33YKEUe>

Screenshot of MyMap with development nodes labeled (Corresponds with the rows in Table 2):

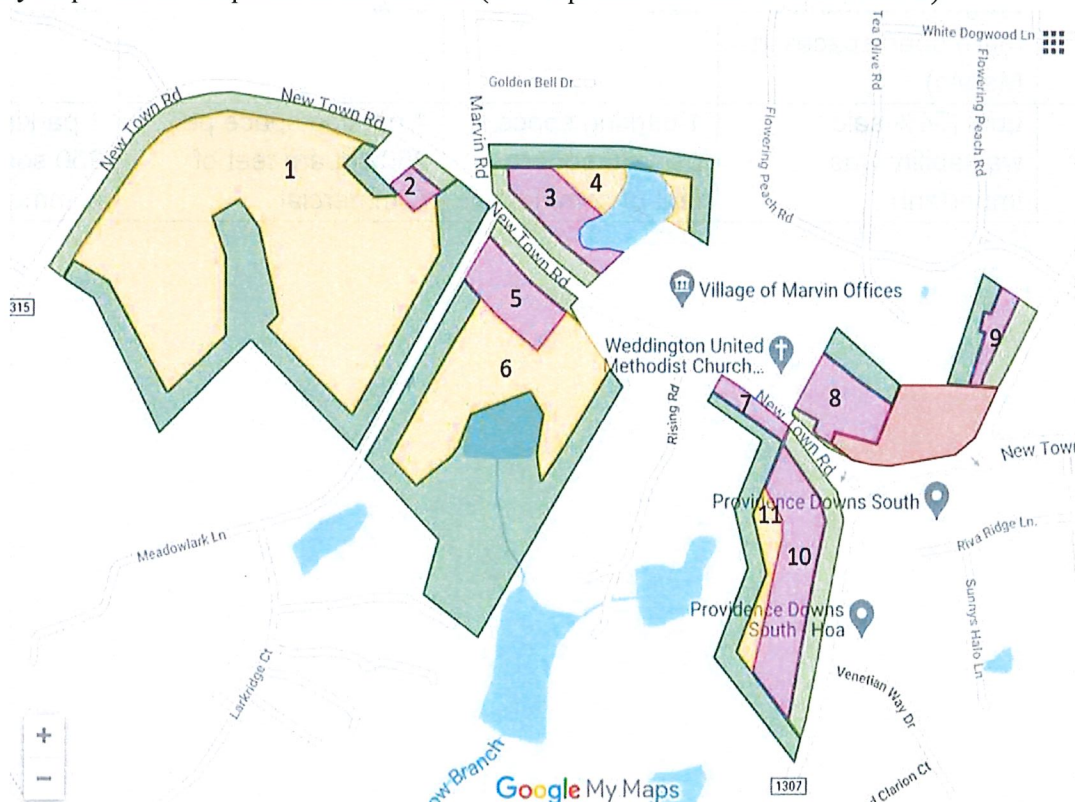


Table 1: This table summarizes the design parameters given to DFI to model the feasibility of three scenarios. The first column references current ordinances and the desires of the residents to choose the Low Development scenario if feasible.

	Resident Preferred	Low Development	Medium Development	High Development
Amount Residential	Low Amount (69% oppose increasing density)	0.8 Units per acre	1.0 units per acre (*This is the current max. allowed residential density in Marvin)	1.2 units per acre (with smaller housing units so as to not increase overall population)
Amount Commercial (only apply density in eligible area)	Low Amount (54% support village center but 75% opposed commercial elsewhere)	0.15 Floor Area Ratio (FAR)	0.2 Floor Area Ratio (FAR) (*This is the current max. density allowed for commercial zones in Marvin)	0.25 FAR
Viewshed Buffer	Large (Current is 85 feet along major roads)	85 feet	50 feet	30 feet
Rear Buffer	Large (Current is 100 feet when commercial abuts residential)	100 feet	75 feet	50 feet
Open Spaces	Large (77% wanted more open spaces in Marvin)	35%	30%	25%
Amount of Parking	Low (74% said walkability was important)	1 parking space per 250 square feet of commercial	1 parking space per 250 square feet of commercial	1 parking space per 250 square feet of commercial

Table 2: Using the parameters of the 3 scenarios, DFI has created a spreadsheet of the maximum square footage of commercial, maximum yield of residential units, and minimum parking spaces required for each property, broken down into 11 development nodes as pictured on the first page of this memo. The table below summarizes the spreadsheet, which follows this memo as reference. The acreages in the table overlap, so for reference the true total acreage of the development nodes in the district is 106 acres.

Dev. Node	Acreage (approx.)	Category	Residential Units			Commercial S.F.			Parking Required		
			Low	Med	High	Low	Med	High	Low	Med	High
1	47.00	Residential	37	47	56	0	0	0	0	0	0
2	1.00	Commercial	0	0	0	6,534	8,712	10,890	10	10	10
3	4.00	Commercial	0	0	0	23,522	33,106	43,560	77	115	157
4	11.00	Residential	8	11	13	0	0	0	0	0	0
5	3.50	Commercial	0	0	0	22,869	30,492	38,115	81	112	142
6	26.00	Residential	20	26	31	0	0	0	0	0	0
7	1.00	Commercial	0	0	0	5,097	6,795	8,494	15	22	29
8	2.40	Commercial	0	0	0	17,184	20,647	25,809	55	69	89
9	2.00	Commercial	0	0	0	11,304	16,553	21,236	40	61	80
10	8.50	Commercial	0	0	0	50,639	71,003	91,694	203	284	367
11	13.00	Residential	10	13	15	0	0	0	0	0	0
Total			75	97	115	137,149	187,308	239,798	481	673	874